

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

November 19, 2014 – 2:00 PM

PRESENT: Jason Bachand, Town Planner
Chris Jacobs, DPW
Bill Straub, CMA Engineers
Police Chief Richard Sawyer
Rayann Dionne, Conservation Coordinator
Serge Laprise, Unutil
Mike Bernier, Aquarion
Kevin Schultz, Building Inspector
Laurie Olivier, Office Manager
Scott Steele, Fire Prevention

Absent:

Meeting Began at 2:00 p.m.

377 Ocean Boulevard

Map: 265 Lot: 20

Applicant: Warren Kelly, Kelly Properties

Owner of Record: Ocean Boulevard NTU, LLC

SITE PLAN REVIEW: Twenty-Five Units:

Construction of one 12-unit building (with eight, 2-bedroom units and four 3-bedroom penthouse condominiums); one, 6-unit building with 1-bedroom units; and Seven one-unit condominium buildings. Partial waiver of fees (amended application).

Joe Coronati of Jones and Beach appeared with Warren Kelly. They appeared once before, but changed the project. The initial project was approved by the Planning Board. It was then vacated so they redesigned the site. They made changes to the rear of the site. Front has two buildings now. The front building previously was a drive-thru building. There are two smaller buildings in front now. Floor lay-outs were discussed. Plans are available in the Planning Office. Five parking spaces will have garages. There will be an elevator at the front of the building. All six units are one-bedroom. There are four garages in that building. Total of 9 garage spaces. Total of 47 parking spaces. Utilities are similar to what was there before. All utilities are within roadway.

Electric – they met with Serge (Unitil) on site. They are coming up with a lay-out that will be a bit different where transformers will be located. The Planning Board approved the site plan and special permit. **The Special Permit is still valid.** Hammerhead is still the same. Units 1, 2 and 3 have been reduced in size. Units 6 and 7 are smaller. Green space has been added for snow storage. There is no pool this time.

Trash rooms are in the front of the building. Cottages have trash cans outside. Trash pick up will be private. Lighting-proposed within front half of the property. State permits needed are wetland permit, shoreland and sewer connection permit. They are planning to replace sidewalk along front (asphalt). It'll be replaced with asphalt and will put in new curbing. The DOT will be involved.

Scott Steele – Fire. He gave a copy of his comments to Joe C.. Hydrant locations and distances were discussed. He asked for distances of hydrants. Hydrant next to 6 unit building to end units (4 & 5) were discussed. Must be within 600'.

Joe C. said the whole road is 350'.

Fire Department access was discussed. Hammerhead shows 20' of clear width. He recommends that it be increased to 22'. Item 9 – truck turning plan – There is a truck turning plan. They shrunk the hammerhead. Scott S said that looks fine.

Scott Steele mentioned it is not big enough. Joe C said they can make it 22'. **Scott wants it increased to 22'.** Joe C. will do that. It will affect permeable area per Joe C. They are left with .6 percent. They are taking 2' away from the hammerhead. The radius will be altered as well per Mr. Schultz. He told Joe C. to take a hard look at that. Rayann D. (Con Comm) said they could add permeable pavers at 4 and 5. They could grab maybe 2' on that side as well, on either side of the hammerhead. The walkways are Eco-Paver.

They will maintain it below 75 percent.

Scott Steele asked how high the overhang is. There is a Memo in the file from S. Steele. It is more than 13'6”.

Adjacent parking was discussed. Signage was discussed; compact cars, etc. The spaces are 9' x 18'. That is fine. Aisle width was discussed by S. Steele.

Snow storage was discussed. Note 14 – he wants to be clear – both options. He wants to see **“and trucked off site once the snow areas are full”**.

Last two housekeeping items were discussed. Sprinkler systems were discussed. Fire pumps will probably need to be required. 13D sprinkler systems were discussed to be used on smaller units as well. **These are recommended, but not required.**

Chief Sawyer asked when building would start. Warren stated “March”. **Chief Sawyer wants them to confer with Police regarding deliveries, etc.**

Mr. Schultz said there will be a pre-construction meeting later and a safety plan will need to be provided by then also.

Mr. Straub, CMA, discussed special permit. Jason Bachand said **they do not need another special permit**. Bill S. asked if permits have been applied for-Shoreland was approved before it was vacated. Joe C. talked to Craig Day and sent updated letter and lay-out.

Underground discharge has to be registered with DES. It needs to be acknowledged—a registration.

Bill S. asked about connection of buildings to infiltration galleries. Roofline drainage was discussed. Joe C said rest of roof is pitched. Front of building has drip edge. Sides go through catch basins.

Bill S. asked about overflow from infiltration galleries. No additional comments on sewer from Bill.

Fire connections of water system were discussed. He could not find fire line. It will be next to domestic per Joe C. Joe C. said they will add a 2nd fire line. **They need to review everything with Aquarion. Fire flow should be checked out. Joe will look into that.**

Infiltration and elevations were checked. Joe C raised them up. They raised site up a bit. Bill Straub asked about seasonal high water table. Bottom of structure is still above water table per Mr. C. **Bill S wants that clarified in drainage report.**

Bill S asked about granular area under parking areas. **He wants Joe C to look at items D and C. Joe C said they will specify the subgrade areas.** D and C should be reviewed and clarified as being gravel layers. Bill. S said as they are now may not be appropriate.

Turning template is awful tight.

Jason Bachand discussed three new variances. There are a total of 5. Jason B. wants no storage in the wetland buffer. Jason wants that added to the note. No lawns in the wetland buffer. No mow notation in O&M.

Jason B. asked if trash facilities are adequate. Joe C. said he thinks they are.

Jason B. discussed zoning table. He wants it to show what is required and what is provided. He wants a more clear table. Joe C. said he added it to Note 7.

Kevin Schultz said he wants construction barriers. Place needs to be secure. FPE and Kevin S. will look for structural engineer drawings. Third party inspection (people) testing companies, etc. need to be given to Kevin. Architects and getting Kevin reports is important. They should send Kevin S. emails. Reminder: Less than 10' from property lines, height are area, building codes become much more strict. Pay close attention. It limits opening, etc. Kevin S. wants accurate calculations. Kevin told them building codes will really tighten up—height and area based on property lines.

Chris Jacobs discussed needing a north arrow on the site plan. Bedroom counts don't match on plans and they want to discuss that together. Chris J. did not get a 5th floor. Sidewalk agreement with the State—they will maintain them in the future. **Chris wants to see painted crosswalk between islands.** Pedestrian safety from Ocean

Boulevard needs to be addressed. Kevin said 8, 2 bedroom units and 4, 3-bedroom units. Joe C. bumped the office up into a bedroom.

Rayann D. discussed DES getting most recent version of plans.

Snow removal – certain limit – O&M – it should be show an approved location for the snow to go to. **She wants language added to the O&M plan.**

Sealed surface calculation was discussed. **She wants a note added that large building – X x X square feet – sizes of building. She wants to see where you are getting at 74.4 percent. Con Comm wants to check numbers.**

Serge met with Joe C to discuss electrical. Amount of footprint and layout that he reviewed – it's up in the air. Serge gave the blessing. It's finalized. Don't deviate from that or he will have to start over. There are not a lot of options out there. There is an express line to the rear of the lot. A drop pole will go on both sides. Single phase drop and 3 phase drop.

Single phase elevators were discussed.

Rayann D. **said the transformer pad has to be included on sealed surface. Boxes need to be noted as well. Sector cabinets. Make sure they are not in the buffer. We will get new O&M Plan.**

Scott Steele had to leave.

SECOND PRC MEETING NOT NECESSARY.

14, 16, 18, 20, 22 & 26 N Street

Map 293, Lots 114, 115, 116 & 117

Applicant: Chuck Bellemore, MAM Realty Investors, III

Owner of Record: Same

SITE PLAN REVIEW: Consolidate tax map 293, Lots 114 through 117 on N Street into one lot. Existing building to be demolished. Construction of 20-unit condominium building.

Kevin Schultz asked about N Street project. The air conditioning condensers, anything mechanical – they have to be on the building's roof. They weren't shown on site plans. Those appurtenances have to be within setbacks as well. The applicants think they can do that. Scuppers and roof drains will be considered.

Reminder on N Street-less than 10' to property line. Building Codes get stricter, etc. East property line is the worst, but they are 5' off property line. Fire rated protection was discussed. Nothing in zoning has changed per applicant. Headlight situation – neighbors were concerned at ZBA. Kevin S. said there is buffering they have to do there. They can put a fence on top of the wall; Kevin S. needs to talk to them about that. Design of building was discussed. Moving decks was discussed. Drawings will be submitted to the ZBA at the same time the application is given to the PB. Kevin said he wants to see revised plans. Kevin wants an 11 x 17 for ZBA file.

Chuck Bellemore and Mike Keane appeared with Joe C. There are 16 existing units. All will be removed. Proposal is to build one 20 unit building with access off of N Street. There will be access to parking garage. There are 16 parking spaces outside. There will be one curb cut. They will rebuild the sidewalk.

Four front doors off sidewalk will be harmonious with design. Raised planting beds will be located to provide easy way to do landscaping. There is a large room for mechanicals.

Two existing sewer services will be utilized. Electric is proposed at end of parking lot. Three phased transformer is planned. They will add concrete barrier.

Drainage-StormTech will be within building itself, under parking garage. It will have an overflow out to a catch basin on N Street. Outside parking lot will be ecopavers. No pole lights proposed. There will be a fence around back and west side.

Mike Keane discussed the units and garden area and the project.

Jason B. stated that the Police mentioned getting to the construction phase. Working with them throughout the projects was discussed. **Fire discussed they will get comments on these last two projects as soon as he can.**

Bill Straub discussed the flood line going through building. East side is Zone X and west Zone is Zone AE. Zone X is outside the flood plain. AE is Elevation 9. Site is half in and half out of the flood plain. Most of site is above 9. Slab elevation will start at 10. Mechanical rooms will be on first floor (electric, water room sprinkler room), etc..

Bill S. asked about 75 percent coverage. Occupying entire lot was discussed. Bill S. asked about NHDES permits; just sewer connection.

Bill S. asked about pavers and infiltration. Joe said Ecopavers is just the parking lot and from the ridge line of west side of gable and over. It is a free fall from 4 stories. They aren't sure if it will be guttered. 40' is a long way for water to fall. Pavers are not designed for 40' waterfall.

Bill S. asked about snow storage. He wants the same commitments to move snow off site and note where it will be stored.

Sheet 4 – gutter line. He asked what it is. Joe C said so that water from road does not fall into the site from the street.

Soil materials need to be modified per Mr. Straub.

O&M – there's a sheet that doesn't have an explanation. **He wants a brief report of what will be done. He needs infiltration language to be simplified – give a memo report along with this.**

Access is proposed off of N Street. Bill S said that Fire can enter. He asked if they can enter. It's a 22' wide aisleway. There is no turning. **He wants Fire to comment on that.**

Bill S asked about delivery units. How will materials come in and out. The elevator is a 45 lb elevator. It could fit a stretcher. Bill S doesn't see how one elevator can bring everything up there. Delivery man cannot get into any area to load things up. He asked if this complies with Zoning. Planning Board should address this.

Trash was brought up for Bill Straub. **Joe C said room labeled “room” should have “trash” written above it.** That's for entire building. It is 10'6” x 15'.

Bill S asked about one story buildings around the area.

Bill S. asked where the hydrant is. It's on the corner of Ashworth. It's beyond survey limits; **Bill asked for it to be added – it's on C1. It's within 600'. Fire can comment on that.**

Bill S asked about sewer services. There are four existing. They are six inch. They will split them up. A manhole was asked about.

Jason B. wants to add snow storage to make sure it does not extend on abutter's property. Leased land – the variance said it's leased land. PB application states “no”. **It needs to be corrected as “yes”.**

Lot numbers were discussed. Street address is being shown as Lot numbers. Lots need to be corrected in the application. Jason B. wants contacts to be corrected. Addresses are incorrect. **Jason B. wants table for dimensional requirements.**

Rayann D. asked about adequate buffer. They have a deed restriction – there cannot be more than a 3' ornamental fence. Rayann wants to know what 'adequate' means. Joe C. said at the buffer line, they want a two-foot high wall and mounting fence on top of that. That was okay with deed restriction. ZBA suggested it. **Kevin wants to talk more about it.**

Landscaping area – will just be a grass area. Jason B. would like to see plants to compliment the area.

Jason B. asked about headlights. It should be a decorate fence to compliment the building.

Jason B. said it's a real tight spot for the size of the project in his opinion.

Chris Jacobs will give him copies in writing. Demolition permit is required of course. DPW wants sewers capped before building is demo'd. They should be plugged with hydraulic cement.

State DES approval is needed.

Truncated panels; sidewalk detail added. Chris wants 5' concrete sidewalk plus curbing. Joe C. said existing sidewalk is smaller and they are tying into that.

New utility pole will be installed on back side of sidewalk was asked. Joe C. said they can't. **New pole license is required—not sure about replaced poles. It is through the Town and given by BOS.**

Granite curb leftovers should go to public works yard. Four or five water services will be shut off.

A one-way traffic sign will have to be installed. That street is a permanent direction.

Signage to plan with pavers should be added; no bark mulch, etc. It is for landscapers.

Chris J. cannot treat sidewalks. One year after construction of sidewalk, the sidewalk then needs treating.

Rayann **discussed four different lots and only one deed. Other deeds are missing.** Plan references on C1 and C3 must be carried over; most pertain –**Joe will fix that.** Calculations of sealed surface—garden boxes are not permeable surfaces. She wants them included as part of sealed surfaces. They are planting walls, they are not boxed per Joe C.

Rayann asked about roof drains. She asked how roof water goes to StormTech system. Joe C. said it's part of building design.

Rayann asked about C3, Note 9-ZBA motion discussed “adequate”.

C4 Plan, paver signage in O&M, it needs to be shown. Rayann asked about regular asphalt being treated. Everything grades to permeable pavers. She asked if there should be no sanding on this site at all because of pavers. Pavers aren't supposed to be sanded. Joe C said they can call out for salt only.

Rayann asked about test pit. 32”. She looked at Plan D-3-storm chamber. It had the total being 14” of chamber will be saturated with water. Joe C. said test pit was done on different location. Rayann wants it provided on future plans. Test pit data is hard to decipher. Bill S said on elevation, put on there the actual elevations.

Chris J said this is applicable on 128 Ashworth and this one. Tide gate being closed shut was discussed. Drain pipes being full were discussed. High tides were discussed. Gallery getting surcharged was discussed. Chris wants Bill to look at (1) is system sized property if drains are closed during the day due to the tide being in; (2) can system handle 1” rain in 20 minute period of time. Nor'Easter type rain storms were discussed. **Overflow is a concern.**

This is really apparent for 128 but it's a concern on this project as well.

Bill S asked if this can be designed with 100 percent infiltration system.

Joe C thinks back flow preventers is a good idea.

Chris J. will not open drain covers. Joe is fine doing them as catch basins.

Chris J. thinks they should have a drainage analysis.

Rayann discussed FEMA – AE Zone; she recommends that they look at preliminary FEMA maps. Footage is changing on that. They are in effect September of 2015.

Aquarion asked about going in and cutting off. They want to shut curbs off. He asked about cutting water services off. One permit to cover the whole project was asked. Chris J. doesn't think that's a problem. **Chris J. will get back to Aquarion on that.** Mike Bernier from Aquarion was present.

SECOND PRC MEETING NOT NECESSARY

128 Ashworth Avenue

Map 290, Lot 150

Applicant: Don Garcia, Donik Corporation

Owner of Record: Ernest and Diana Powell

SITE PLAN REVIEW: Remove existing structures and construct a condominium building with ground floor parking. The 32-unit building will consist of sixteen 3-bedroom units and sixteen 1-bedroom units.

Kevin S. asked Joe C. - front stairs and access and walkway did not meet, they have corrected that. They recessed the area in. Handicap ramp is brought in. It's within 4-foot envelope. **Kevin S. wants a plan sent to him for the ZBA file.** Joe C. said Kevin can keep the plans we have now.

Joe Coronati appeared with Don Garcia. And Will Soucy was in the audience. Mike Keane, the architect was present as well. Former Summerwind area. The site is almost all pavement.

One building, 32 units. There are sixteen one bedroom and 16 three-bedroom units. Sidewalk is in great shape. Two curbcuts – sidewalk may need some relocation. Mechanical systems are in the front. All mechanicals are in the front.

They raised the parking lot to deal with stormwater. The back is where stormwater holding areas are.

There's no stormwater collection. Lighting will be from the building. Landscaping will be in the front and along two streets.

They met with Serge on power locations. He likes location for transformer.

Mike Keane discussed the building. Parking is on first level. Two separate entrances. One-bedroom flats are first floor. It is a flat roof project. Water will go into infiltration system.

Bill Straub discussed coverage and calculations. **NHDES permit needs to be applied for.**

Bill discussed grading and drainage. Back flow was discussed and it is a big deal. It needs to be figured out how to do that. It has to be done somehow.

Joe C asked about back flow preventer. Chris J. said they need back flow preventers. Bill S asked about Nor'Easter and high tides. Flooding occurs in that area all the time, coming up **from the marsh. You can pick up sea grass at the location of this project. It is "Lake Auburn Ave" at times. The site regularly floods. Chris J. has pictures of floods. It was an extreme high tide.**

Chris J. said current owner calls regularly **looking for jersey barriers to stop wave action along the street.**

It needs a back flow prevent; model this project like an island. Don't add water off site and prevent water from coming in was discussed. Joe C. will check numbers. Rayann said the time you need the overflow it won't be available. If there's no tide gate, you could have water suspended on the roof. That's when their project becomes a problem to the Town. It runs down Auburn. Cars a foot and a half above property line.

Rayann said if StormTech system can't handle it, it then goes out into the street. Tide gate won't let water go out. Chris J. is not okay with it bubbling out. Chris J. said pavement is so bad it's pretty much pervious.

Bill S wants this looked at. If there is a drain line to catch basin at Ashworth. It will have to be dealt with in the foundation.

Engineering certification was discussed.

Bill S. asked where they can turn right on Ashworth. White line is 24' from building entrance. That is a parking line. No parking is allowed on Ashworth; just a loading zone.

Bill S. asked about crosswalks. **Chris J. wants those painted again.**

Jason B. discussed more plantings on south side. Rear emergency access was asked about. **He would like Fire to comment on that issue.** Vehicular access.

Rayann asked for adequately sized. Jason B. wants them to accommodate units. Rayann asked and it was noted it was private pick up.

Jason asked about durable fence material.

Auburn Ave Extension is not a Town (accepted) road. It is plowed under snow emergency, but no other work. Chris J. told them to expect issues. PD will help residents, but it is not a legal right of way.

There are three sewer services. They intend to use 2.

Trash should be changed to “refuse and recycling”. It should be collected behind elevator. These will be condo'd and sold. No group will be re-renting them. It would not be an office. It will not be a hotel/motel.

No detail is on the plan for stormwater line. They need a trench line.

Sidewalk detail-5' of concrete should be matched.

Rayann discussed zoning – and asked if it's in Flood Zone. It's in AE. **Rayann wants them to check new maps to check for elevations.**

C1 & C2 did not have any plan references listed.

She discussed 89.9 percent sealed surface was discussed. Rayann did a scaling of the building and she got 78 percent. **She needs better understanding of where there numbers come from. Pad for transformer needs to be addressed.** Parking area – note not necessary.

Rayann wants sealed surface – she goes out to overhang. **She wants that addressed.**

Mike Bernier, Aquarion asked about coming off of Auburn Ave. It does not matter to Joe. Mike will check with Carl. Moratorium per Chris J. was discussed. It needs to be checked out.

SECOND PRC NOT NECESSARY

If they can solve 100 percent infiltration, there will not need to be a meeting.

Meeting Ended: 4:50 p.m.

Laurie Olivier, Office Manager/Planning